

MTC 70706 SH



THIS SPAC

State Of Oregon, County Of Klamath

M05-62900

08/26/2005 02:59:17 PM

Of Pages 1 Fee: \$21.00

After recording return to:

SCOTT RODGERS

5120 REGENCY DRIVE

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

SCOTT RODGERS

5120 REGENCY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT70706-SH

SPECIAL WARRANTY DEED

SCOTT RODGERS, Grantor(s) hereby grant, bargain, sell, warrant and convey to **SCOTT RODGERS and ERIN HULL, as tenants in common**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 16 of Tract 1400, REGENCY ESTATES, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014BD-01200-000

Key No: 890297

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$1.00**.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 26 day of Aug, 2005

Scott Rodgers
SCOTT RODGERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 26, 2005 by SCOTT RODGERS.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

21 am